



8 Gees Farm Close, Yardley Hastings, NN7 1HS

Offers in excess of £365,000

Nestled in the charming village of Yardley Hastings, Gees Farm Close presents a delightful mid-terrace house, perfect for families or those seeking a peaceful retreat. Built in 1998, this well-maintained property boasts a welcoming atmosphere and modern conveniences.

Upon entering, you will find a spacious reception room and kitchen.

The property features three comfortable bedrooms and two bathrooms.

The location of Gees Farm Close is particularly appealing, Yardley Hastings is a village and civil parish in the English county of Northamptonshire. It is located south-east of the county town of Northampton and is skirted on its south side by the main A428 road to Bedford. In the village there are shops, two highly regarded pubs/bistros, an Indian restaurant, a church, an art centre, and a primary school and the village is in the catchment area for Wollaston secondary school.

Call us today to book a viewing!



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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